153.0	0004	0002.A	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	820,700 / 820,700
					USE VALUE:	820,700 / 820,700
					ASSESSED:	820,700 / 820,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
20		CHESTER ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	SCANNELL MARIE P
Owner 2:	
Owner 3:	
Street 1:	20 CHESTER ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	SCANNELL MARIE P -
Owner 2:	-
Street 1:	20 CHESTER ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 4,585 Sq. Ft. of land mainly classified as One Family with a Tudor Building built about 1937, having primarily Wood Shingle Exterior and 1870 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4585.000	373,800	900	446,000	820,700
Total Card	0.105	373,800	900	446,000	820,700
Total Parcel	0.105	373,800	900	446,000	820,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 438.83 | /Parcel: 438.8

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct 101712

GIS Ref

GIS Ref

Insp Date 07/27/18

!12012!

PREVIOUS ASSESSMENT

Parcel ID: 153.0-0004-0002.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	373,800	900	4,585.	446,000	820,700	820,700	Year End Roll	12/18/2019
2019	101	FV	311,900	900	4,585.	418,200	731,000	731,000	Year End Roll	1/3/2019
2018	101	FV	284,100	900	4,585.	345,700	630,700	630,700	Year End Roll	12/20/2017
2017	101	FV	284,100	900	4,585.	317,800	602,800	602,800	Year End Roll	1/3/2017
2016	101	FV	284,100	900	4,585.	289,900	574,900	574,900	Year End	1/4/2016
2015	101	FV	277,200	1000	4,585.	284,400	562,600	562,600	Year End Roll	12/11/2014
2014	101	FV	277,200	1000	4,585.	264,300	542,500	542,500	Year End Roll	12/16/2013
2013	101	FV	277,200	1000	4,585.	251,500	529,700	529,700		12/13/2012

PRINT

Date	Time
12/11/20	02:08:02

LAST REV

Date	Time
08/20/18	14:01:51

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 12012

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SCANNELL JOHN	10852-127		9/15/1999	Family		No	No		
	10852-127		6/23/1965			No	No		N

USER DEFINED

Prior Id # 1:	101712
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/26/2015	554	Re-Roof	6,995					

ACTIVITY INFORMATION

Date	Result	By	Name
7/27/2018	MEAS&NOTICE	HS	Hanne S
11/3/2008	Permit Insp	PC	PHIL C
11/22/1999	Meas/Inspect	272	PATRIOT
7/22/1993		KT	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4585		Sq. Ft.	Site		0	80.	1.22	9									446,040						446,000	

Total AC/HA: 0.10526 | Total SF/SM: 4585 | Parcel LUC: 101 | One Family | Prime NB Desc: Brackett | Total: 446,040 | Spl Credit | Total: 446,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	97 - Tudor		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:	8 - Brick Veneer	10	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1937	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	10	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.28590119
Const Adj.:	0.99188763
Adj $ / SQ:	159.434
Other Features:	92000
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	459248
Depreciation:	85420
Depreciated Total:	373828

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	8	BRs:	4	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	1997
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

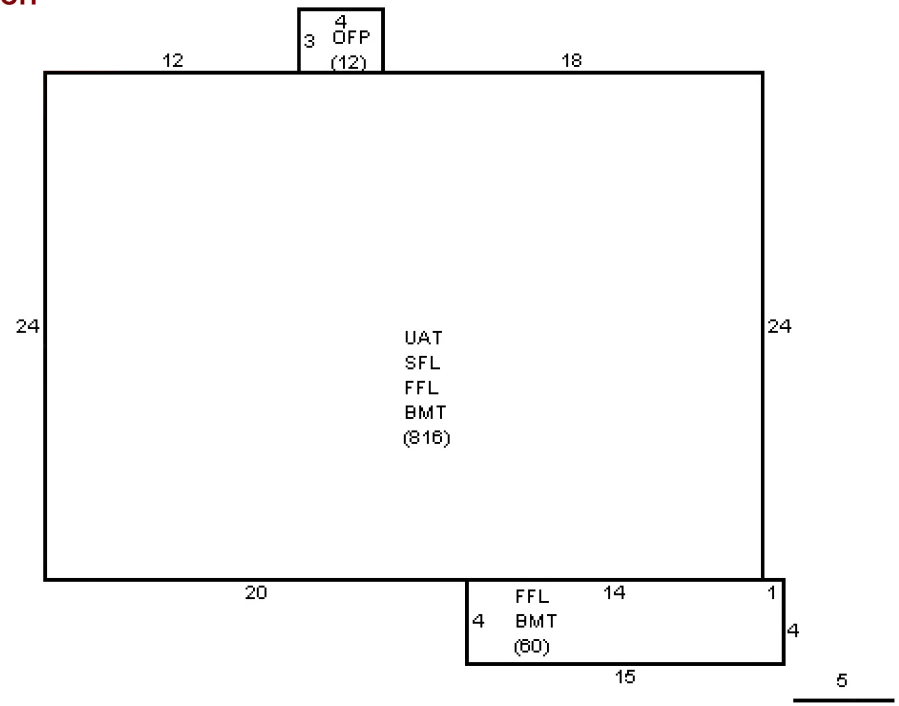
No Unit	RMS	BRS	FL
1	8	4	
Totals			
1	8	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	175.38
Special Features:	0	Val/Su Net:	136.27
Final Total:	373800	Val/Su SzAd	226.38

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	876	55.600	48,708
FFL	First Floor	876	159.430	139,664
SFL	Second Floor	775	159.430	123,593
UAT	Upper Attic	204	63.770	13,010
OFP	Open Porch	12	43.640	524

Net Sketched Area:	2,743			Total:	325,499
Size Ad	1651.2000	Gross Are	3396	FinArea	1870

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	25	A	
SFL	95				

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 153.0-0004-0002.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	6X8	A	AV	1995	0.00	T	19.2	101						
19	Patio	D	Y	1	18X18	A	AV	1995	3.41	T	19.2	101			900			900

More:	N	Total Yard Items:	900	Total Special Featues:		Total:	900